

ADOPTED
APRIL 6, 1989

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 46 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	4	2	1	1
Back Bay	1			
Beacon Hill	1	1		
Charlestown	2			
Chinatown				
City Proper	1			
Dorchester	2			
East Boston	2			
Fenway	1			1
Government Center				
Hyde Park	4		1	
Jamaica Plain	2			
Kenmore				
Mattapan	3			
North End	1			
North Station				
Roslindale	3		1	
Roxbury	1			
South Boston	1	2		
South Cove				
South End				
West Roxbury	3	1		1

Allston-Brighton

Approval	Z-12576.	254-256 Washington St. Take-out restaurant.
Deferral	Z-12591.	367 Western Ave. Research lab, real estate office, clinic.
Denial without Prejudice	Z-12599.	87-89 Nottinghill Rd. Two-family dwelling.
Denial	Z-12601.	163-177 Allston St. Offices, stores, addition.
Approval	Z-12605.	586 Washington St. Addition.
Approval	Z-12610.	17 Allston St. One-family dwelling and day care center.
Denial	Z-12615.	52 Matchett St. Two to three-family dwelling.
Approval	Z-12676	35 Mt. Vernon St. Two-family dwelling.

Back Bay

Approval	Z-12618.	200R Beacon st. Accessory garage.
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Beacon Hill

Denial	Z-12587.	131 Charles St. Addition.
Approval	Z-12645.	87R Mt. Vernon St. One-family dwelling.

Charlestown

Approval	Z-12623.	13-15 Tufts St. Day care center.
Approval	Z-12761.	49 Tremont St. Group residence

City Proper

Approval	Z-12678.	384-426 Washington St. Enlarge restaurant.
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Dorchester

Withdrawn	Z-12596.	258-262 Washington St. Repair garage.
Approval	Z-12624.	46 Monsignor P.J. Lydon Way. Deck addition.
Approval	Z-12628.	33 Hilltop St. Addition.

East Boston

Deferral Z-12616. 139-147 Horace St. Five apartments.
Approval Z-12617. 62 Bennington St. Two to three-family dwelling.
Approval Z-12631-
Z-12632. 174-178 Maverick St. Convert to three apartments.
Approval Z-12721. 57 Beachview Rd. Addition.

Fenway

Approval Z-12630. 2 Symphony Rd. Two to four apartments.

Hyde Park

Approval Z-12633. 215-217 Wood Ave. Recreational room.

Denial without
prejudice Z-12634. 95 Maynard St. Fence.
Approval Z-12620-
Z-12621. 14 & 20 Colchester St. One-family dwellings.

Approval Z-12673. 50 Oakwood St. One-family dwelling.

Approval Z-12675. 32 Taunton Ave. One-family dwelling.

Jamaica Plain

Approval Z-12625. 349 Centre St. Restaurant.

Approval Z-12730. 431 Pond St. Addition.

Mattapan

Approval Z-12648. 43 Bicknell St. Carport.

Approval Z-12032. 794 Cummings Way. Agency Office.

Approval Z-12613. 32 Deering Rd. Extend apartment to basement.

North End

Approval Z-12677. 99 Prince St. Legalize seven apartments.

North Station

Denial without Prejudice Z-12636. 91-95 Causeway St. Drop-off laundry.

Roslindale

Approval Z-12654. 182 Kittredge St. Enclose porch.

Approval Z-12657. 10-12 Hillburn Pl. Legalize three-family dwelling.

Approval Z-12764. 20 Mahler Rd. Glaziers trade school.

Roxbury

Approval Z-12749-
Z-12750. 10 Batchelder St. & 62 Clifton St. Three-family dwellings with group care.

South Boston

Approval Z-12626-
Z-12627. 485-487 East Broadway. Shed dormers.

Denial Z-12485. 761 East Seventh St. Enclose roof deck.

Denial Z-12668. 167 Athens St. Legalize two-family dwelling.

West Roxbury

Denial Z-12612. 5135 Washington St. Parking of fuel trucks.

Deferral Z-12614. 2 Summer St. One to two-family dwelling.

Approval Z-12622. 2 Saville St. Addition.

Approval Z-12667. 33 Bogandaale Rd. Addition.

Approval Z-12674. 26 DeSoto Rd. One-family dwelling.

BOARD OF APPEAL REFERRALS

APRIL 6, 1989

	<u>Hearing</u>	
1. Z-12032	5/2/89	Joseph Melone 794 Cummins Highway, Mattapan
2. Z-12485	4/25/89	Audrias Kontautas 761 East Seventh Street, South Boston
3. Z-12576	4/25/89	Steven Touloupakis 254-256 Washington Street, Brighton
4. Z-12587	4/18/89	Thomas m. Hagerty 131 Charles Street, Boston
5. Z-12591	4/25/89	Richard Garaffo 367 Western Avenue, Brighton
6. Z-12596	4/18/89	Mark A. Leipman 258-262 Washington Street, Dorchester
7. Z-12599	5/9/89	John McDevitt 87-89 Nottinghill Road, Brighton
8. Z-12601	5/2/89	Petros Polyzos 163-177 Allston Street, Allston
9. Z-12605	5/2/89	John Sarianides 486 Washington Street, Brighton
10. Z-12610	4/25/89	John & Francesca McInerney 17 Allston Street, Allston
11. Z-12612	5/2/89	Paul J. Donohue 5135 Washington Street, West Roxbury
12. Z-12613	4/25/89	Noel Mais 32 Deering Road, Mattapan
13. Z-12614	4/25/89	William T. Hurley 2 Summer Street West Roxbury
14. Z-12615	5/2/89	Joseph M. Lenihan 52 Matchett Street, Brighton
15. Z-12616	4/25/89	Horace Street Realty Trust 139-147 Horace Street, East Boston
16. Z-12617	4/25/89	Michael Digregorio 67 Bennington Street, East Boston

BOARD OF APPEAL REFERRALS

APRIL 6, 1989

	<u>Hearing</u>	
17. Z-12618	4/25/89	Stephen Furber 200R Beacon Street, Boston
18. Z-12620-12621	4/25/89	John C. Barrett 14 & 20 Colchester Street, Hyde Park
19. Z-12622	4/25/89	Michael & Linda Garrity 2 Saville Street, West Roxbury
20. Z-12623	4/25/89	Roman Catholic Archdiocese 15-33 Tufts Street, Charlestown
21. Z-12624	4/25/89	Tessa & Clifford Goldsmith 46 Msgr. Patrick J. Lydon Way, Dorchester
22. Z-12625	4/25/89	Nader Acevedo 349 Centre Street, Jamaica Plain
23. Z-12626-12627	4/25/89	East Broadway Realty Trust 485 East Broadway, South Boston
24. Z-12628	4/25/89	Lorraine Traft 33 Hilltop Street, Dorchester
25. Z-12630	4/25/89	2 Symphony Road Condominium Association 2 Symphony Road, Boston
26. Z-12631-12632	5/2/89	Vincent Fazzolari 174-178 Maverick Street, East Boston
27. Z-12633	4/25/89	Patricia Mitchell 215-217 Wood Avenue, Hyde Park
28. Z-12634	4/25/89	Kieran M. Mahon 95 maynard Street, Hyde Park
29. Z-12636	5/2/89	North Star Management, Inc. 91-95 Causeway Street, Boston
30. Z-12645	5/2/89	The Colonial Society of Massachusetts 87R Mt. Vernon Street, Boston
31. Z-12648	5/2/89	Albert Adams 48 Bicknell Street, Mattapan
32. Z-12654	5/9/89	Paul Piccone 182 Kittredge Street, Roslindale

BOARD OF APPEAL REFERRALS

APRIL 6, 1989

Hearing

- | | | | |
|-----|---------------|---------|---|
| 33. | Z-12657 | 5/9/89 | Peter Smith & David Halpert
10-12 Hilburn Place, Roslindale |
| 34. | Z-12667 | 5/9/89 | Mary Keohane
33 Bogandale Road, West Roxbury |
| 35. | Z-12668 | 5/9/89 | Alan M. Devlin
167 Athens Street, South Boston |
| 36. | Z-12673 | 5/2/89 | Marvin Smith
40 Oakwood Street, Hyde Park |
| 37. | Z-12674 | 5/2/89 | Marvin Smith
26 DeSoto Road, West Roxbury |
| 38. | Z-12675 | 5/2/89 | Marvin Smith
32 Taunton Avenue, Hyde Park |
| 39. | Z-12676 | 5/9/89 | Peter & Kathleen Franklin
Vincenzo & Susan Origlio
35 Mt. Vernon Street, Brighton |
| 40. | Z-12677 | 5/9/89 | Daniel Curtin
99 Prince Street, Boston |
| 41. | Z-12678 | 5/9/89 | Kevin Baker
384-426 Washington Street, Boston |
| 42. | Z-12721 | 5/9/89 | Richard W. Faretra
57 Beachview Road, East Boston |
| 43. | Z-12730 | 4/25/89 | Armenian Nursing Home
431 Pond Street, Jamaica Plain |
| 44. | Z-12749-12750 | | Boston Housing Authority
10 Batchelder Street & 62 Clifton Street, Roxbury |
| 45. | Z-12761 | | Boston Housing Authority
49 Tremont Street, Charlestown |
| 46. | Z-12764 | 4/25/89 | IBPAT Realty Trust
20 Mahler Road, Roslindale |

Board of Appeal Referrals

4/6/89

Hearing: 5/2/89

Z-12032
Joseph Melone
794 Cummins Highway
Mattapan

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from beauty parlor to real estate and insurance office.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-12032, Joseph Melone, 794 Cummins Highway, Mattapan, for change in nonconforming use for change of occupancy from beauty parlor to real estate and insurance office in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition since 1977. Ample parking provided.



Z-12032 794-800 CUMMINS HIGHWAY, MATTAPAN

Board of Appeal Referrals

4/6/89

Hearing: 4/25/89 Z-12485
Audrius Kontautas
761 East Seventh Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Enclose roofdeck of three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12485, Audrius Kontautas, 761 East Seventh Street, South Boston, for variance to enclose roofdeck of three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Residential structure contains rear porches as well as 300-square-foot roofdeck of which 150 square feet would be enclosed. Proposal is excessive and will create a negative precedent in this bayside neighborhood.



SWALLOW STREET

SIXTH

PETERS STREET

MONKS STREET

SEVENTH

OLIVER HAZARD
PERRY
SCHOOL

STREET

STREET

HARDY STREET

ROAD

STREET

COLUMBIA DAY

STREET

761 EAST SEVENTH STREET, SOUTH BOSTON 02127-12485

EAST

NORCROSS PL

EAST

HATCH STREET

TICKNOR STREET

MARINE

Board of Appeal Referrals

4/6/89

3

Hearing: 4/25/89 Z-12576
Maria Touloupakis
254-256 Washington Street
Brighton

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two-family dwelling and store to two-family dwelling and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12576, Maria Touloupakis, 254-256 Washington Street, Brighton, for conditional use for change of occupancy from two apartments and store to two apartments and take-out restaurant in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Take-out pizza restaurant has existed for many years. No apparent adverse impacts. PZAC recommends approval.



7-12576 254-256 WASHINGTON STREET, BRIGHTON

Board of Appeal Referrals

4/6/89

Hearing: 4/18/89

Z-12587
Thomas M. Hagerty
131 Charles Street
Boston

Site: Three-story structure

District(s): Apartment (H-2-65) and Local business (L-2-65)

Purpose: Erect one-story rear addition to three-apartment, office, and store structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-12587, Thomas M. Hagerty, 131 Charles Street, Boston, for two variances to erect one-story rear addition to three-apartment, office, and store structure in an apartment (H-2-65) and local business (L-2-65) districts, the Boston Redevelopment Authority recommends denial. One-story office addition would be erected on top of existing rear ell and extend to property line which abuts a densely developed residential district. Several abutters have expressed opposition.



EMBANKMENT

MEMORIAL

EMBANKMENT

EMBANKMENT

EMBANKMENT

WEST HILL

ROAD

CHARLES RIVER SQ

REVERE

PINCKNEY

BRIMMER

CHURCH OF THE ADVENT (EPISC)

MT. VERNON

SILLO

CHESTNUT

PLACE

BEAVER

BLAVER

CHARLES

WEST

PHILLIPS

GROVE

STREET

LOUISBURG SQUARE

STREET

BRANCH

STREET

BYRON

STREET

STREET

STREET

Z-12587

131 CHARLES STREET, BOSTON

FOUNTAIN

UNDERGROUND TRUNK LEST

Board of Appeal Referrals

4/6/89

Hearing: 4/25/89

Z-12591
Richard Garaffo, Trustee
367 Western Avenue
Brighton

Site: Two-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from retail store and offices to same, research lab, real estate office, clinic, offices, and accessory parking garage; erect two additions.

Violation(s): Excessive building height.
Barrier Free Access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12591, Richard Garaffo, Trustee, 367 Western Avenue, Brighton, for two variances for change of occupancy from retail store and offices to same, research lab, real estate office, clinic, accessory garage, and erect two additions in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral until after completion of the BRA and PZAC Boulevard Planning Study for Western Avenue in mid-Summer, 1989, through which urban design guidelines will be developed for this area. Appellant should meet with the PZAC, BRA, and boulevard planning consultants to develop an appropriate plan for this property, especially with regard to height, use, and parking. Current plans are insufficient. PZAC recommended deferral.



Z-12591 367 WESTERN AVENUE, BRIGHTON

Board of Appeal Referrals

4/6/89

Hearing: 4/18/89

Z-12596
Mark A. Leipman
258-262 Washington Street
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from garage to indoor storage of towed vehicles.

Violation(s): Repair garage is conditional use.

VOTED: In reference to petition Z-12596, Mark A. Leipman, 258-262 Washington Street, Dorchester, for conditional use to change occupancy from garage to indoor storage of towed vehicles in a local business (L-1) district, the appellant has withdrawn request for conditional use for repair of motor vehicles. The legal use of the structure is a garage and the storage of motor vehicles is a legal nonconforming use in this local business district.



2-12596 258-262 WASHINGTON STREET, DORCHESTER

Board of Appeal Referrals

4/6/89

7

Hearing: 5/9/89 Z-12599
John McDevitt
87-89 Nottinghill Road
Brighton

Site: Vacant land

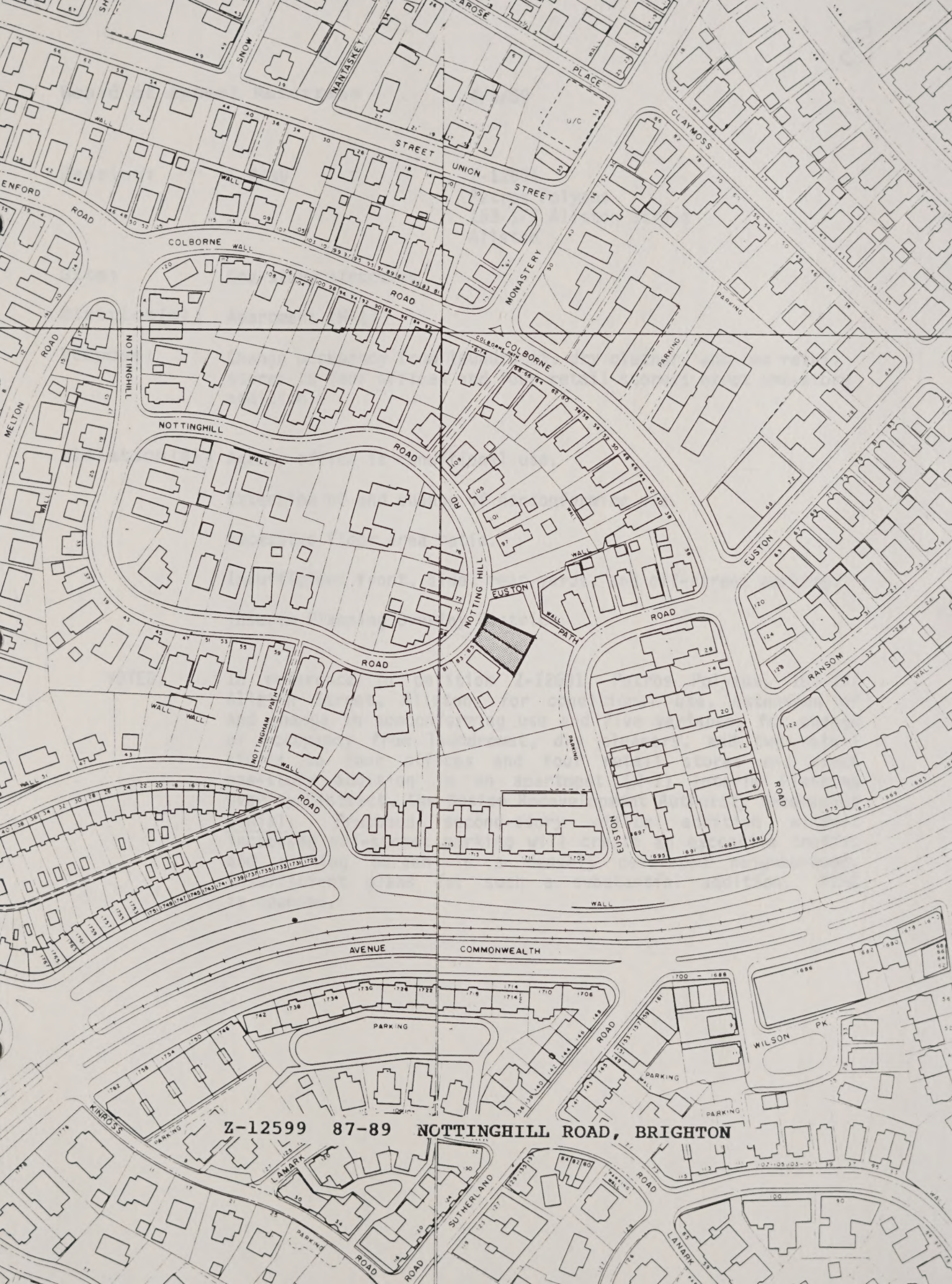
District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient rear yard and off-street parking maneuvering.

VOTED: In reference to petition Z-12599, John McDevitt, 87-89 Nottinghill Road, Brighton, for three variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant should meet with neighborhood residents to discuss their concerns about parking, density, and open space issues on Nottinghill Road. Allston-Brighton PZAC recommended denial based on property's proximity to an Urban Wild and the general lack of open space in Allston-Brighton. Neighborhood response has been negative.



Z-12599 87-89 NOTTINGHILL ROAD, BRIGHTON

Board of Appeal Referrals

4/6/89

Hearing: 5/2/89 Z-12601
Petros Polyzos
163-177 Allston Street
Allston

Site: One-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from laundromat, dry cleaner, and two retail stores to four offices and four retail stores; erect one-story addition.

Violation(s): Agency office is conditional use.

Extension of and change of nonconforming use.

Excessive floor area ratio.

Insufficient front, side, rear yards, and off-street parking.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12601, Petros Polyzos, 163-177 Allston Street, Allston, for conditional use, extension of and change in nonconforming use and five variances for change of occupancy from laundromat, dry cleaners, and two retail stores to four offices and four retail stores and erect one-story addition in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Proposed second-story office addition without increased off-street parking will create an excessive traffic and parking burden in a densely developed neighborhood. Insufficient plans for such a substantial addition. PZAC is opposed.



2-12601 163-177 ALLSTON STREET, ALLSTON

Board of Appeal Referrals

4/6/89

Hearing: 5/2/89

Z-12605
John Sarianides
586 Washington Street
Brighton

Site: One-story structure

District(s): Residential, two-family (R-.5) and Local business (L-.5)

Purpose: Erect one-story addition to repair garage; erect retaining wall.

Violation(s): Extension of nonconforming use.

Insufficient side and rear yards.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12605, John Sarianides, 586 Washington Street, Brighton, for extension of nonconforming use and two variances to erect one-story addition to repair garage and erect retaining wall in a residential (R-.5) and local business (L-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that no rooftop mechanical units, vents, or other structures be placed on rear addition. Appellant should provide a fence between his property and residences on Langley Road, and attractive shrubbery should be planted at the rear as a buffer. PZAC recommends approval and no community opposition has been received.



2-12605 586 WASHINGTON STREET, BRIGHTON

Board of Appeal Referrals

4/6/89

Hearing: 4/25/89

Z-12610
Francesca McInerney
17 Allston Street
Allston

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two-family dwelling to same and day care center.

Violation(s): Barrier Free Access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12610, Francesca McInerney, 17 Allston Street, Allston, for variance for change of occupancy from two-family dwelling to same and day care center in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval of conversion to one-family dwelling and day care center with the following proviso: that use extend to appellant only and expire upon sale, lease, rental, or other disposition of property. One dwelling unit will be replaced by the day care center, and legal occupancy should reflect actual use. Appellant will be providing a badly needed service to residents and workers with children in the Allston-Brighton area. To minimize traffic impact, day care accommodations should be offered primarily to neighborhood residents. PZAC approved the application.



STANLEY A. RINGER

PLAYGROUND

Z-12610 17 ALLSTON STREET, ALLSTON

Board of Appeal Referrals

4/6/89

Hearing: 5/2/89 Z-12612
Paul J. Donohue
5135 Washington Street
West Roxbury

Site: Gas service station

District(s): Local business (L-.5)

Purpose: Use premises for storage of two oil trucks.

Violation(s): Storing of trucks is forbidden use.

VOTED: In reference to petition Z-12612, Paul J. Donohue, 5135 Washington Street, West Roxbury, for forbidden use to use premises for storage of two oil trucks in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Parking of fuel trucks is inappropriate and not inherent to the operation of the service station. Site is adjacent to the Beethoven Public Elementary School and residences.



Z-12612 5135 WASHINGTON STREET, WEST ROXBURY

Board of Appeal Referrals

4/6/89

Hearing: 4/25/89 Z-12613
Noel Mais
32 Deering Road
Mattapan

Site: Three-family dwelling

District(s): Residential, three-family (R-.8)

Purpose: Extend apartment to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12613, Noel Mais, 32 Deering Road, Mattapan, for variance to extend apartment to basement in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Design review concern is, but not limited to, relocation of basement entryway. Proposal will provide needed space.



Z-12613 32 DEERING ROAD, MATTAPAN

Board of Appeal Referrals

4/6/89

13

Hearing: 4/25/89

Z-12614
William T. Hurley
2 Summer Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5) and Local business (L-.5)

Purpose: Change occupancy from one- to two-family dwelling; erect addition.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area, front and rear yards.

VOTED: In reference to petition Z-12614, William T. Hurley, 2 Summer Street, West Roxbury for conditional use and three variances for change of occupancy from one- to two-family dwelling and erect addition in a single-family (S-.5) and local business (L-.4) districts, the Boston Redevelopment Authority recommends deferral. Appellant should review plans with Neighborhood Council Land Use Subcommittee.



Z-12614 2 SUMMER STREET, WEST ROXBURY

Board of Appeal Referrals

4/6/89

Hearing: 5/2/89. Z-12615
Joseph M. Lenihan
52 Matchett Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, and frontage.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12615, Joseph M. Lenihan, 52 Matchett Street, Brighton, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Subject property is located in an overwhelmingly one- and two-family neighborhood of the Oak Square/Washington Heights Interim Planning Overlay District subdistrict, and appellant has not demonstrated enough hardship to justify granting an appeal that would set a precedent for changing the established residential character of the area. PZAC recommends denial.



2-12615 52 MATCHETT STREET, BRIGHTON

Board of Appeal Referrals

4/6/89

Hearing: 4/25/89 Z-12616
Horace Street Realty Trust
139-147 Horace Street
East Boston

Site: Vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect five-apartment townhouse structure.

Violation(s): Insufficient lot area, width, frontage, front, and rear yards.
Excessive floor area ratio.
Interim Planning Overlay District.

VOTED: In reference to petition Z-1261, Horace Street Realty Trust, 139-147 Horace Street, East Boston, for six variances to erect five-apartment townhouse structure in a residential (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Appellant seeks to subdivide a 12,500-square-foot lot into two nonconforming lots, one of which will essentially be a "porkchop" lot. Proposed units are architecturally inconsistent with surrounding structures. Parking configuration and siting of units currently represent a deviation from surrounding land use patterns. While the use is consistent with the goals and objectives of the IPOD, the current siting and density are inconsistent. Appellant should meet with the community to address the issues of density, architectural consistency, drainage, siting, and parking accommodations.



Z-12616 139-147 HORACE STREET, EAST BOSTON

Board of Appeal Referrals

4/6/89

Hearing: 4/25/89

Z-12617
Michael & Mary DiGregorio
62 Bennington Street
East Boston

Site: 2½-Story structure

District(s): Apartment (H-1) and Local business (L-1)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-12617, Michael & Mary DiGregorio, 62 Bennington Street, East Boston, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in an apartment (H-1) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval. Existing condition for many years; consistent with surrounding land uses.



2-12617 62 BENNINGTON STREET, EAST BOSTON

Board of Appeal Referrals

4/6/89

Hearing: 4/25/89

Z-12618
Stephen Furber
200R Beacon Street
Boston

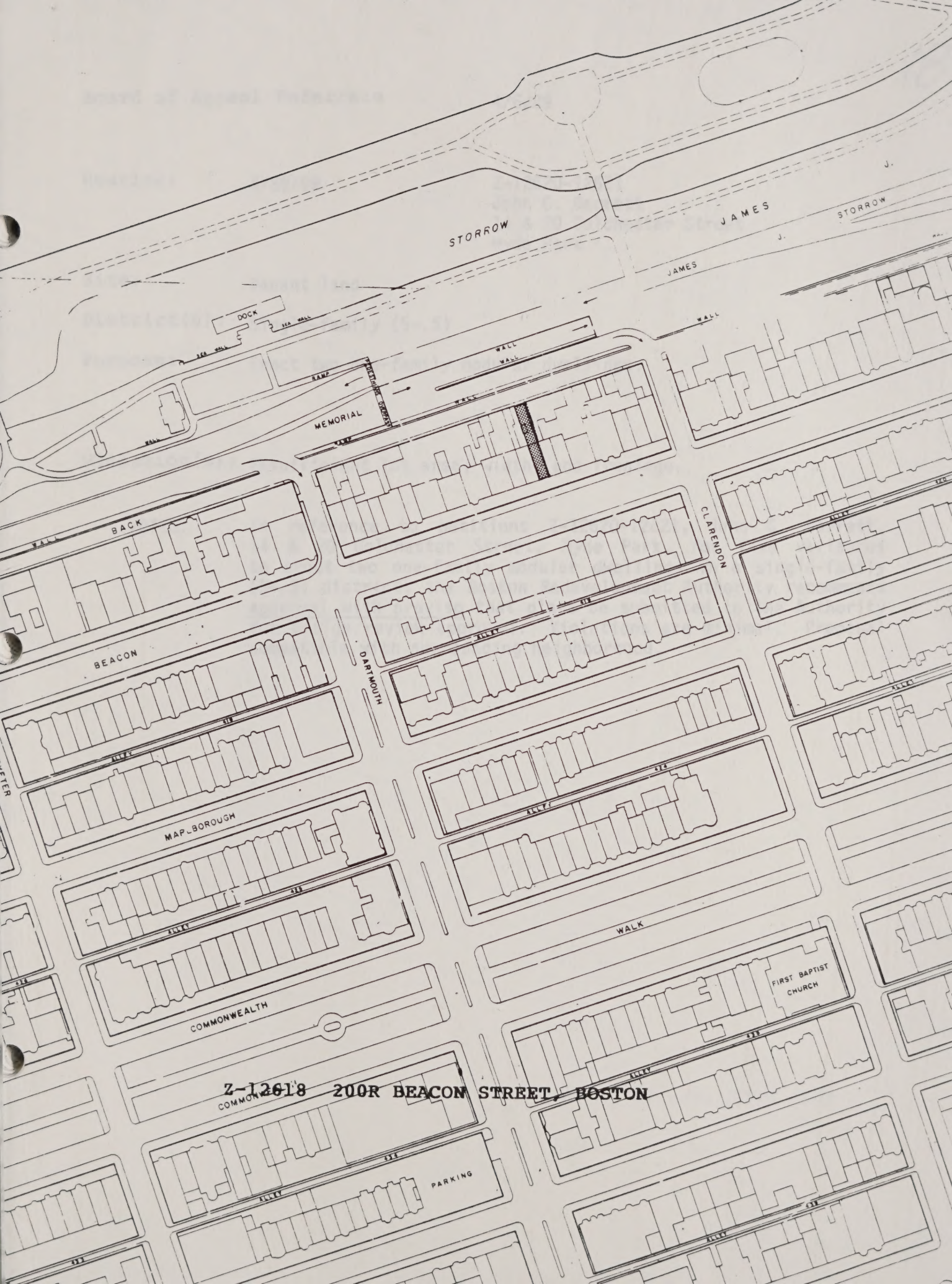
Site: Five-story structure

District(s): Apartment (H-3-65)

Purpose: Erect four-car accessory garage.

Violation(s): Accessory building occupies more than 40 percent of rear yard.

VOTED: In reference to petition Z-12618, Stephen Furber, 200R Beacon Street, Boston, for variance to erect four-car accessory garage in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Back Bay Architectural Commission has issued certificate of appropriateness; Neighborhood Association of Back Bay has no opposition.



STORROW

JAMES

STORROW

DOCK

MEMORIAL

BACK

BEACON

DARTMOUTH

CAREDON

MAP. BOROUGH

COMMONWEALTH

FIRST BAPTIST CHURCH

Z-12618 200R BEACON STREET, BOSTON

PARKING

Board of Appeal Referrals

4/6/89

18

Hearing: 4/25/89 Z-12620-12621
John C. Barrett
14 & 20 Colchester Street
Hyde Park

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect two one-family modular dwellings.

Violation(s): Insufficient lot area, width, and frontage.

VOTED: In reference to petitions Z-12620-12621, John C. Barrett, 14 & 20 Colchester Street, Hyde Park, for five variances to erect two one-family modular dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Violations are minimal. Proposal compatible with surrounding neighborhood.



Z-12620-12621 14 & 20 COLCHESTER STREET, HYDE PARK

Board of Appeal Referrals

4/6/89

19

Hearing: 4/25/89 Z-12622
Michael & Linda Garrity
2 Saville Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Erect two-story addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-12622, Michael & Linda Garrity, 2 Saville Street, West Roxbury, for variance to erect two-story addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Compatible with surrounding area.



2-12622 2 SAVILLE STREET, WEST ROXBURY

Board of Appeal Referrals

4/6/89

Hearing: 4/25/89 Z-12623
Roman Catholic Archdiocese of Boston
15-33 Tufts Street
Charlestown

Site: Three-story structure

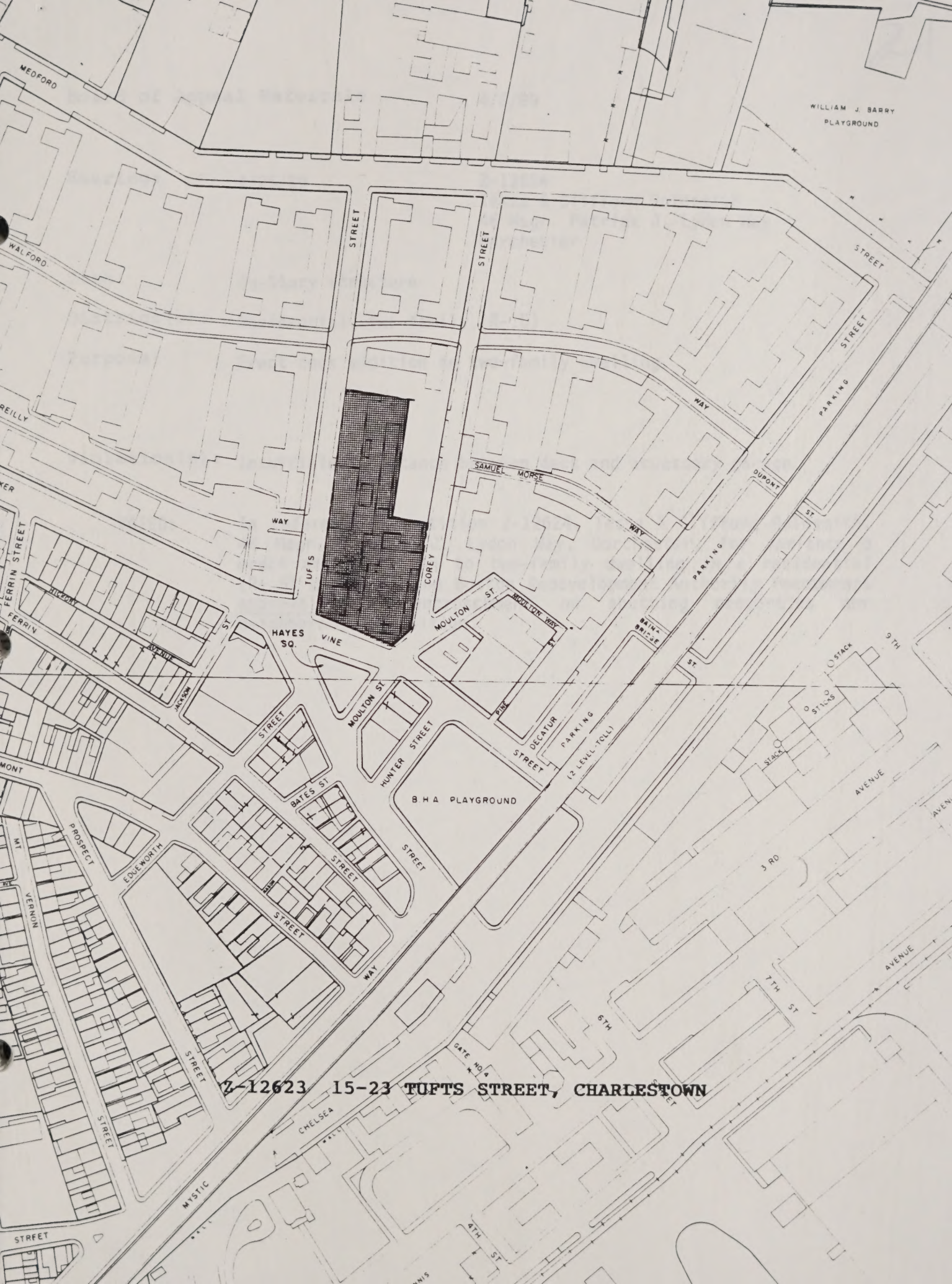
District(s): Apartment (H-1)

Purpose: Change occupancy from school to same and day care center.

Violation(s): Insufficient off-street parking.

Barrier free access.

VOTED: In reference to petition Z-12623, Roman Catholic Archdiocese of Boston, 15-33 Tufts Street, Charlestown, for two variances for change of occupancy from school to same and day care center in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The use of St. Catherine's School will allow the John F. Kennedy Center to provide low-cost child care to eighty needy Charlestown families. Majority of families walk to site thus mitigating off-street parking deficiency. Residents support.



2-12623 15-23 TUFTS STREET, CHARLESTOWN

Board of Appeal Referrals

4/6/89

Hearing: 4/25/89 Z-12624
Tessa & Clifford Goldsmith
46 Msgr. Patrick J. Lydon Way
Dorchester

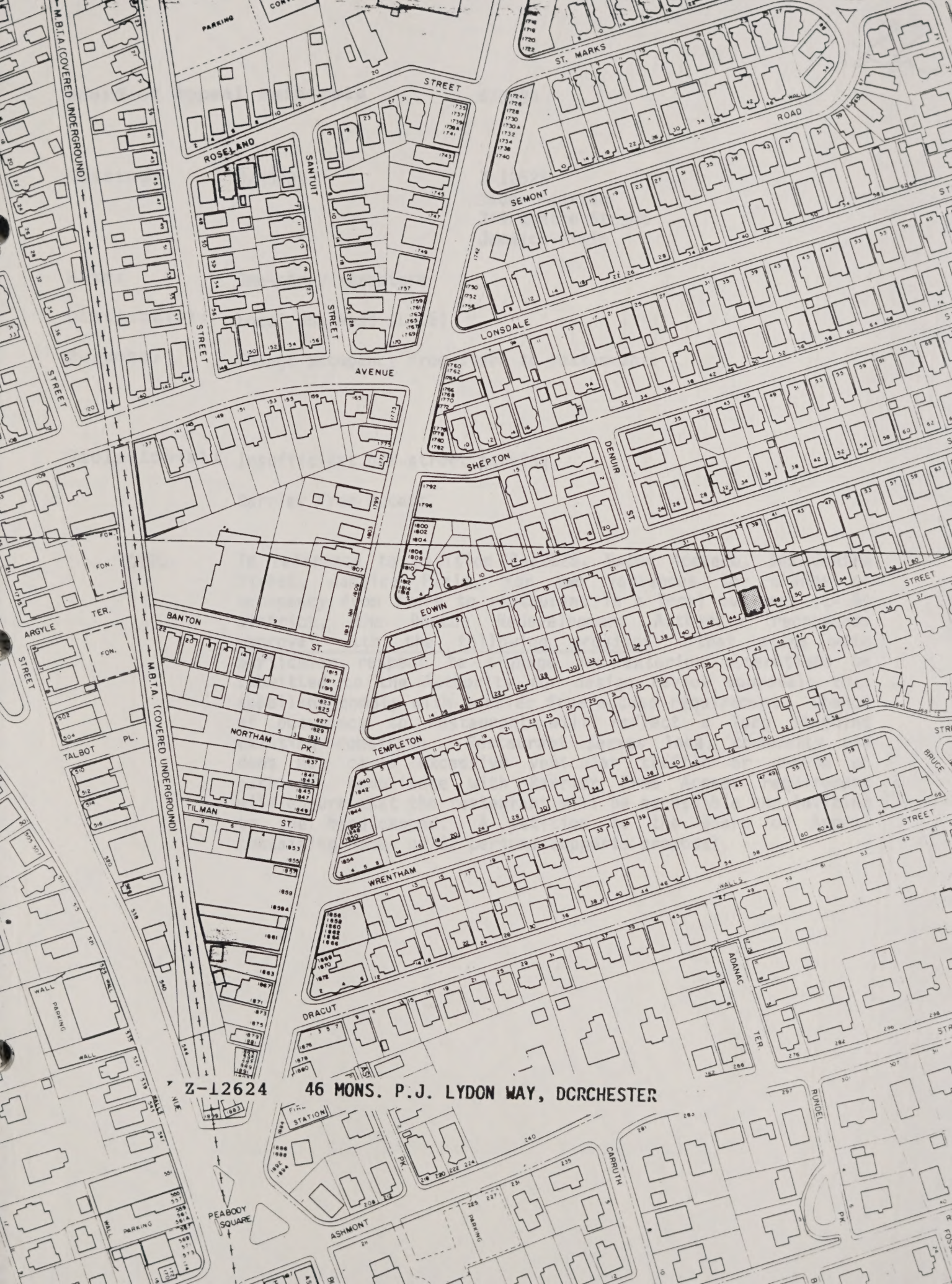
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect deck addition to two-family dwelling.

Violation(s): Insufficient distance between deck and accessory garage.

VOTED: In reference to petition Z-12624, Tessa & Clifford Goldsmith, 46 Msgr. Patrick J. Lydon Way, Dorchester, for variance to erect deck addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. No encroachment on abutting properties nor neighborhood opposition.



Z-12624

46 MONS. P.J. LYDON WAY, DORCHESTER

Board of Appeal Referrals

4/6/89

22

Hearing: 4/25/89 Z-12625
Nader Acevedo
349 Centre Street
Jamaica Plain

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from store to restaurant.

Violation(s): Insufficient off-street parking.

Barrier Free Access.

VOTED: In reference to petition Z-12625, Nader Acevedo, 349 Centre Street, Jamaica Plain, for two variances for change of occupancy from store to restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans with particular respect to signage and exterior alterations be submitted to the Authority for design review approval; that appellant comply with barrier free access requirement. Change of occupancy to restaurant will reflect a long standing existing condition. Restaurant serves local community and does not cause excessive vehicular traffic or demand on parking. Compliance with Barrier Free Access requirement will ensure that the restaurant will be accessible and inviting to the handicapped. A petition to the Board of Appeal containing names of 22 persons supports proposal.



Z-12625 349 CENTRE STREET, JAMAICA PLAIN

Board of Appeal Referrals

4/6/89

Hearing: 4/25/89 Z-12626-12627
East Broadway Realty Trust
485-487 East Broadway
South Boston

Site: Five-story duplex structure

District(s): General business (B-2)

Purpose: Erect two shed dormer additions to seven-unit apartment structures.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petitions Z-12626-12627, East Broadway Realty Trust, 485-487 East Broadway, South Boston, for two variances to erect two shed dormer additions to seven-unit apartment structures in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal will improve the five-story row structure and make it more compatible with abutting properties.



Z-12626-12627 485-487 EAST BROADWAY, SOUTH BOSTON

Board of Appeal Referrals

4/6/89

Hearing: 4/25/89 Z-12628
Lorraine Traft
33 Hilltop Street
Dorchester

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect two-story rear addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-12628, Lorraine Traft, 33 Hilltop Street, Dorchester, for two variances to erect two-story addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. No adverse impact. Abutters have no opposition.



Z-12628 33 HILLTOP STREET, DORCHESTER

CITY OF BOSTON
CITY OF MILTON

Board of Appeal Referrals

4/6/89

Hearing: 4/25/89

Z-12630

2 Symphony Road Condominium Association
2 Symphony Road
Boston

Site:

District(s): Apartment (H-3)

Purpose: Change occupancy from two to four apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-12630, 2 Symphony Road Condominium Association, 2 Symphony Road, Boston, for variance for change of occupancy from two to four apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Proposal will legalize condominium units existing approximately ten years.



Z-12630 2 SYMPHONY ROAD, BOSTON

Board of Appeal Referrals

4/6/89

Hearing: 5/2/89 Z-12631-12632
Pasquale Fazzolari
174-178 Maverick Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy of two structures, each from two apartments and store to three apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-12631-12632, Pasquale Fazzolari, 174-178 Maverick Street, East Boston, for two forbidden uses and four variances for change of occupancy of two structures, each from two apartments and store to three apartments in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to any changes to the exterior of the structure be submitted to the Authority for design review approval. Conversion is consistent with goals and objectives of Jefferies Point Subdistrict and with surrounding land uses.



Board of Appeal Referrals

4/6/89

27

Hearing: 4/25/89 Z-12633
Patricia Mitchell
215-217 Wood Avenue
Hyde Park

Site: 2½-Story structure (two-family dwelling)

District(s): Single-family (S-.5)

Purpose: Extend apartment to basement.

Violation(s): Extension of nonconforming use.

Excessive floor area ratio.

VOTED: In reference to petition Z-12633, Patricia Mitchell, 215-217 Wood Avenue, Hyde Park, for extension of nonconforming use and variance to extend apartment to basement in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Recreational space in basement. Interior alterations; no community opposition.



2-12633 215-217 WOOD AVENUE, HYDE PARK

Board of Appeal Referrals

4/6/89

Hearing: 4/25/89

Z-12634
Kieran M. Mahon
95 Maynard Street
Hyde Park

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect eight-foot fence.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-12634, Kieran M. Mahon, 95 Maynard Street, Hyde Park, for variance to erect an eight-foot fence in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. A six-foot high fence would be more appropriate in this low-density residential district.



Z-12634 95 MAYNARD STREET, HYDE PARK

Board of Appeal Referrals

4/6/89

Hearing: 5/2/89

Z-12636
North Star Management, Inc.
91-95 Causeway Street
Boston

Site: Six-story structure

District(s): General business (B-4)

Purpose: Change occupancy from offices and retail to same and drop off laundry.

Violation(s): Barrier Free Access.

VOTED: In reference to petition Z-12636, North Star Management, Inc., 91-95 Causeway Street, Boston, for variance for change of occupancy from offices and retail to same and drop off laundry in a general business (B-4) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant should comply with barrier free access requirement.



Z-12636 91-95 CAUSEWAY STREET, BOSTON

Board of Appeal Referrals

4/6/89

Hearing: 5/2/89 Z-12645
The Colonial Society of Massachusetts
87R Mt. Vernon Street
Boston

Site: 2½-Story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from carriage house to one-family dwelling.

Violation(s): Insufficient lot frontage, rear yard, and distance between buildings.

VOTED: In reference to petition Z-12645, The Colonial Society of Massachusetts, 87R. Mt. Vernon Street, Boston, for three variances for change of occupancy from carriage house to one-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Vacant deteriorated structure will be rehabilitated for viable occupancy. Rental proceeds will enable appellant, a non-profit historical organization to preserve and protect adjacent Bulfinch building. Exterior changes will be reviewed by Beacon Hill Architectural Commission. No opposition has been expressed by abutters.



Z-12645 87R MT. VERNON STREET, BOSTON

Board of Appeal Referrals

4/6/89

31

Hearing: 5/2/89 Z-12648
Albert Adams
48 Bicknell Street
Mattapan

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize existing carport.

Violation(s): Accessory carport within four feet of lot line.

VOTED: In reference to petition Z-12648, Albert Adams, 48 Bicknell Street, Mattapan, for variance to legalize existing carport in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Abutter has indicated by letter that carport has no adverse affect on her property.



Z-12648 48 BICKNELL STREET, MATTAPAN

Board of Appeal Referrals

4/6/89

32

Hearing: 5/9/89 Z-12654
Paul Piccone
182 Kittredge Street
Roslindale

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Enclose rear porch.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-12654, Paul Piccone, 182 Kittredge Street, Roslindale, for variance to enclose rear porch of one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Yard violation technical. No opposition.



Z-12654 182 KITTRIDGE STREET, ROSLINDALE

Board of Appeal Referrals

4/6/89

33

Hearing: 5/9/89

Z-12657

Peter Smith, David Halper, et al.
10-12 Hilburn Place
Roslindale

Site: Three-story structure

District(s): Single-family (S-.5)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Off-street parking not allowed within front yard nor within
five feet of side lot line.

Insufficient lot area.

VOTED: In reference to petition Z-12657, Peter Smith, David Halper, et al., 10-12 Hilburn Place, Roslindale, for forbidden use and two variances to legalize occupancy as three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Condition existing at time of purchase in 1981. Mixed one-, two-, and three-family residential neighborhood. Appellant intends to expand property off-street parking and improve Victorian structure.



Z-12657 10-12 HILBURN PLACE, ROSLINDALE

Board of Appeal Referrals

4/6/89

34

Hearing: 5/9/89

Z-12667
Mary Keohane
33 Bogandale Road
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect enclosed porch and open deck addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12667, Mary Keohane, 33 Bogandale Road, West Roxbury, for variance to erect enclosed porch and open deck addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Proposal is compatible with residential neighborhood.



Z-12667 33 BOGANDALE ROAD, WEST ROXBURY

Board of Appeal Referrals

4/6/89

Hearing: 5/9/89

Z-12668
Alan M. Devlin
167 Athens Street
South Boston

Site: Two-story structure

District(s): Apartment (H-1-50)

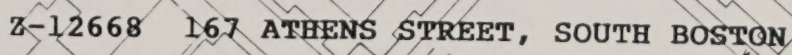
Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-12668, Alan M. Devlin, 167 Athens Street, South Boston, for forbidden use and three variances to legalize occupancy as two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Proposal is inconsistent with residential one-family area and would further exacerbate the lot area deficiency. Existing lot size is 1,156 square feet; two-family dwelling requires 6,000 square feet. Plans indicate deck addition; ISD and appeal applications do not.



Z-12668 167 ATHENS STREET, SOUTH BOSTON

Board of Appeal Referrals

4/6/89

36

Hearing: 5/2/89

Z-12673
Marvin Smith
50 Oakwood Street
Hyde Park

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, frontage, front, and side yards.

VOTED: In reference to petition Z-12673, Marvin Smith, 50 Oakwood Street, Hyde Park, for five variances to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Lot size is consistent with those of surrounding properties. Proposed dwelling is appropriate use.



Z-12673

50 OAKWOOD STREET, HYDE PARK

Board of Appeal Referrals

4/6/89

37

Hearing: 5/2/89

Z-12674
Marvin Smith
26 DeSoto Road
West Roxbury

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-12674, Marvin Smith, 26 DeSoto Road, West Roxbury, for variance to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Use appropriate and compatible with low-density residential area.



Z-12674 26 DESOTO ROAD, WEST ROXBURY

Board of Appeal Referrals

4/6/89

Hearing: 5/2/89

Z-12675
Marvin Smith
32 Taunton Avenue
Hyde Park

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, frontage, front, and side yards.

VOTED: In reference to petition Z-12675, Marvin Smith, 32 Taunton Avenue, Hyde Park, for five variances to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal is compatible with lot size of adjacent properties in this predominantly one-family neighborhood.



Z-12675 32 TAUTON AVENUE, HYDE PARK

Board of Appeal Referrals

4/6/89

39

Hearing: 5/9/89

Z-12676
Peter & Kathleen Franklin
Vincenzo & Susan Origlio
35 Mt. Vernon Street
Brighton

Site: Vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-12676, Peter & Kathleen Franklin, Vincenzo & Susan Origlio, 35 Mt. Vernon Street, Brighton, for variance to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. One- and two-family neighborhood. Design appeals consistent with surrounding architectural styles.



Z-12676 35 MT. VERNON STREET, BRIGHTON

Board of Appeal Referrals

4/6/89

Hearing: 5/9/89

Z-12677
Daniel Curtin
99 Prince Street
Boston

Site: Four-story structure

District(s): Local business (L-2-55)

Purpose: Change occupancy from two-family dwelling and store to seven apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-12677, Daniel Curtin, 99 Prince Street, Boston, for forbidden use and two variances for change of occupancy from two-family dwelling and store to seven apartments in a local business (L-2-55) district, the Boston Redevelopment Authority recommends approval. Proposal will legalize seven-apartment occupancy existing at time of purchase in May, 1984.



Z-12677

99 PRINCE STREET, BOSTON

Board of Appeal Referrals

4/6/89

41

Hearing: 5/9/89 Z-12678
William Filene's & Sons Company
384-426 Washington Street
Boston

Site: Eight-story structure

District(s): General business (B-10)

Purpose: To enlarge take-out restaurant within existing structure.

Violation(s): Extension of conditional use.

VOTED: In reference to petition Z-12678, William Filene's & Sons Company, 384-426 Washington Street, Boston, for conditional use to enlarge take-out restaurant within existing structure in a general business (B-10) district, the Boston Redevelopment Authority recommends approval. The use (an Au Bon Pain outlet) is presently located on the pedestrian zone of Washington Street along the Filene's storefront, in the Midtown Cultural District. It has been operating since December of 1988 under a temporary conditional use permit. This use is compatible with the guidelines for street-level uses set forth in the Midtown Cultural District Plan. The Boston Transportation Department has no objections to the use at this location, and the Downtown Crossing Association supports the petition.



1-12678 384-476 WASHINGTON STREET, BOSTON

42

Board of Appeal Referrals

4/6/89

Hearing: 5/9/89

Z-12721
Richard W. Faretra
57 Beachview Road
East Boston

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling; erect open deck.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-12721, Richard W. Faretra, 57 Beachview Road, East Boston, for two variances to erect one-story rear addition to one-family dwelling and erect open deck in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to scale and building materials be submitted to the Authority for design review approval. Rear yard violation is minimal; side yard deficiency existing.



Z-12721 57 BEACHVIEW ROAD, EAST BOSTON

Board of Appeal Referrals

4/6/89

Hearing: 4/25/89 Z-12730
Armenian Nursing Home
431 Pond Street
Jamaica Plain

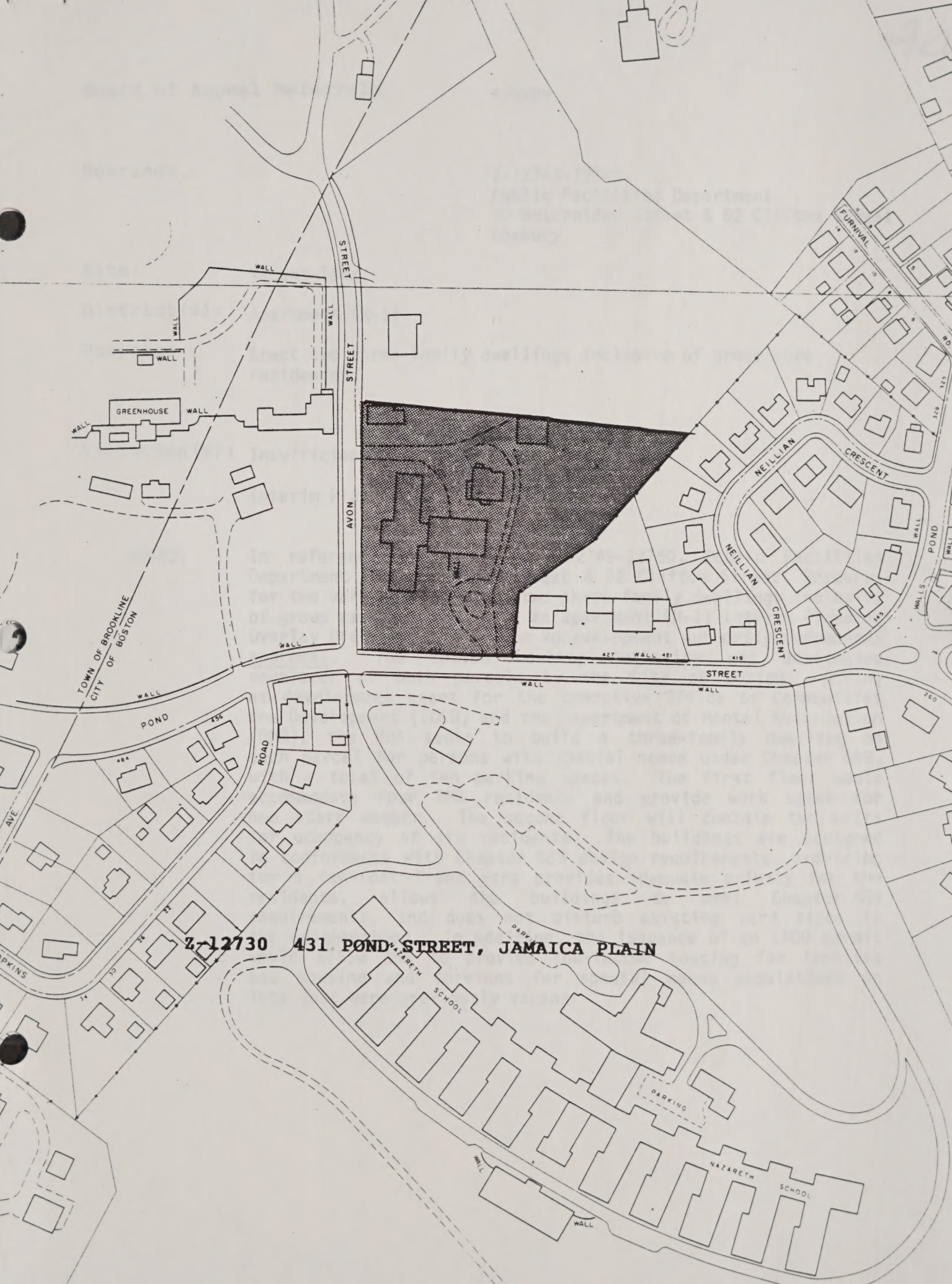
Site: Two-story structure

District(s): Single-family (S-.3)

Purpose: Erect addition to nursing home.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-12730, Armenian Nursing Home, 431 Pond Street, Jamaica Plain, for extension of nonconforming use to erect addition to nursing home in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Enclosure of existing loading dock will mitigate visual impact. Jamaica Hills Association has favorably reviewed project.



Z-12730 431 POND STREET, JAMAICA PLAIN

4/6/89

44

Hearing:

Z-12749-12750
Public Facilities Department
10 Batchelder Street & 62 Clifton Street
Roxbury

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Erect two three-family dwellings inclusive of group care residences.

Violation(s): Insufficient front yard.

Interim Planning Overlay District.

VOTED:

In reference to petitions Z-12749-12750, Public Facilities Department 10 Batchelder Street & 62 Clifton Street, Roxbury, for two variances to erect two three-family dwellings inclusive of group care residences in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. The Boston Housing Authority was designated developer of both parcels by the City of Boston. Acting as development agent for the Executive Office of Communities and Development (EOCD) and the Department of Mental Retardation (DMR), the BHA seeks to build a three-family dwelling on each parcel for persons with special needs under Chapter 689, with a total of ten parking spaces. The first floor would accommodate four DMR residents and provide work space for one staff member. The second floor will contain two units for occupancy of six residents. The buildings are designed in conformance with Chapter 689 design requirements, providing for a ten-foot front yard provides adequate privacy for the residents, allows the buildings to meet Chapter 689 requirements, and does not disturb existing yard sizes in the neighborhood. In addition, the issuance of an IPOD permit would allow BHA to provide low-income housing for families and housing and services for special needs populations on lots that were previously vacant.



Z-12749, 12750, 10 BATCHELDER STREET, &
62 CLIFTON STREET, ROXBURY

Board of Appeal Referrals

4/6/89

Hearing:

Z-12761
Boston Housing Authority
49 Tremont Street
Charlestown

Site: 10,500 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect group residence structure.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-12761, Boston Housing Authority, 49 Tremont Street, Charlestown, for two variances to erect group residence structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval.
The Boston Housing Authority was designated developer of Parcel R-87A. Acting as development agent for the Executive Office of Communities and Development (EOCD) and the Department of Mental Retardation (DMR), the BHA seeks to build a two-story dwelling for persons with special needs under Chapter 689, with a total of five parking spaces. The building is designed in conformance with Chapter 689 design requirements. Due to the odd shape of the parcel and the marked elevation change between Tremont Street and Prospect Street, mandatory compliance to the twenty-foot front yard requirement would cause the BHA to suffer inordinate hardship in the development of the property. The present development program provides a large open space thirty-eight feet deep, from the corner of Tremont and Prospect Streets to the building, as well as some front yard space on each street. Proposal will ensure development of low-income housing and services for special needs populations on previously vacant land. Charlestown Neighborhood Council supports.



49 TREMONT STREET, CHARLESTOWN

Hearing: 4/25/89 Z-12764
IBPAT Training Realty Trust
20 Mahler Road
Roslindale

Site: Former Henry Abrahams School

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from school to trade school and office;
erect rear addition.

Violation(s): Trade school and office are forbidden uses.

Off-street parking not allowed in front yard nor within five feet of side lot line.

Excessive floor area ratio and building height.

Insufficient side and rear yards.

Barrier free access.

VOTED: In reference to petition Z-12764, IBPAT Training Realty Trust, 20 Mahler Road, Roslindale, for two forbidden uses and six variances for change of occupancy from school to trade school and office and erect rear addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Project (union school for glaziers) has had significant community review and enjoys its support. Rehabilitation of former Henry Abrahams School.



2-12764 20 MAHLER ROAD, ROSLINDALE

